

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 21, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District

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The meeting was called to order at 8:40 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Smyth, to allow more time for review, MOVED THAT THE PLANNING COMMISSION DEFER AGAIN THE DECISION ONLY ON RZ-2000-PR-035, OAK STREET DEVELOPMENT, TO A DATE CERTAIN OF MARCH 1, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner Palatiello, citing unresolved issues, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ-2000-HM-044, FDP-2000-HM-044, PCA-80-C-028-6, AND PCA-77-C-098-4, TST WOODLAND LLC, TO A DATE CERTAIN OF MARCH 7, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner DuBois noted that the applicant in 2232-D00-12, Bell Atlantic Mobile, was working with staff regarding a possible relocation of a proposed monopole. She therefore MOVED THAT THE DECISION ONLY BE FURTHER DEFERRED INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Chairman Murphy announced that the Transportation Advisory Commission had scheduled a series of workshops on pedestrian access and invited two Planning Commissioners to participate. He added that Commissioners Koch and Smyth had volunteered to represent the Commission on the following dates: Tuesday, March 13; Tuesday, March 20; and Tuesday, March 27, 2001.

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Commissioner Palatiello announced that the Policy and Procedures Committee had met earlier this evening and finalized a proposed schedule, process and outline for the 2001-2002 Area Plans Review. He explained that a memo outlining the Committee's recommendations would be transmitted to all Commission members tomorrow, and it was his intent to take action on the recommendations at tomorrow night's meeting. (NOTE: Due to inclement weather, this action was deferred to March 1, 2001.)

Commissioner Palatiello further announced that the next meeting of the Committee would be held on Thursday, March 1, 2001 at 7:30 p.m. in the Board Conference Room for the purpose of receiving a staff briefing on the Zoning Ordinance Amendment Work Plan for 2001.

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ORDER OF THE AGENDA

In Secretary Harsel's absence, Chairman Murphy set the following order for the agenda:

1. RZ-2000-SU-054 - ROCKLAND VILLAGE, LC
FDP-2000-SU-054 - ROCKLAND VILLAGE, LC
2. PCA-95-H-049 - TOSCO REFINING LP
SEA-95-H-066 - TOSCO REFINING LP
3. RZ-2000-MD-048 - PULTE HOME CORPORATION
FDP-2000-MD-048 - PULTE HOME CORPORATION

This order was accepted without objection.

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RZ/FDP-2000-SU-054 - ROCKLAND VILLAGE, LC - Appls. to rezone from R-1 & WS to PDH-8 & WS to permit residential development at a density of 8 du/ac & approval of the conceptual & final development plans & waivers of the minimum district size & open space requirements on property located on the S. side of Dallas St., approx. 600 ft. E. of Walney Rd. on approx. 21,780 sq. ft. of land. Comp. Plan Rec: Industrial with an option for residential Tax Map 44-2 ((2))6. SULLY DISTRICT.
PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated December 28, 2000. There were no disclosures by Commission members.

Mr. William Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Martin stated that this was a half-acre addition to a 60-acre assemblage accomplished a couple of years ago by KSI Services, Inc. He explained that the property owner declined to be included at that time, but had since reconsidered and now wished to be part of Rockland Village. He added that development of the subject property would be consistent with the previously approved single family detached subdivision that surrounded it. Mr. Martin noted that the application had the support of the Western Fairfax County Citizens Association (WFCCA) and staff.

Chairman Murphy called the only listed speaker.

Mr. James Katcham, 6410 Sutler Store Court, Centreville, representing the WFCCA, spoke in support of the application. He requested that the applicant proffer not to use the popular popsicle-type signs to market the property.

There being no further speakers, Chairman Murphy called upon Mr. Martin to respond to Mr. Katcham's request.

Mr. Martin stated the applicant agreed to the WFCCA request and that draft language to that effect had already been composed and would be added to the proffer statement before the Board of Supervisors' public hearing.

There being no further comments or questions from the Commission and Mr. Mayland having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (Verbatim excerpts are in the date file.)

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RZ-2000-SU-054 - ROCKLAND VILLAGE, LC
FDP-2000-SU-054 - ROCKLAND VILLAGE, LC

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-SU-054 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-SU-054, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF RZ-2000-SU-054 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE OF THE MINIMUM DISTRICT SIZE OF TWO ACRES FOR THE PDH DISTRICT TO PROVIDE 21,806 SQUARE FEET.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE OF THE 25 PERCENT OPEN SPACE REQUIREMENT FOR THE PDH-8 DISTRICT TO PROVIDE ZERO PERCENT OPEN SPACE.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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PCA-95-H-049 - TOSCO REFINING LP - Appl. to amend the proffers for RZ-95-H-049 to permit commercial development w/an overall FAR of 0.06 on property located in the N.E. quadrant of the intersection of Coppermine Rd. & Centreville Rd. on approx. 43,037 sq. ft. of land zoned C-6. Comp. Plan Rec: Mixed use. Tax Map 16-3((1))38A. (Concurrent w/SEA-95-H-066.) HUNTER MILL DISTRICT.

SEA-95-H-066 - TOSCO REFINING LP - Appl. under Sect. 4-604 of the Zoning Ord. to amend SE-95-H-066 previously approved for a service station & quick-service food store to permit a service station, quick service food store & change in development conditions on property located in the N.E. quadrant of the intersection of Coppermine Rd. & Centreville Rd. on approx. 43,037 sq. ft. of land zoned C-6. Tax Map 16-3((1))38A. (Concurrent w/PCA-95-H-049.) HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Ms. Marie Travesky, Travesky & Associates, reaffirmed the affidavit dated January 3, 2001.

Commissioner DuBois disclosed that she was an employee of Travesky & Associates and therefore would not be participating in this public hearing. Following this statement, she left the auditorium.

Mr. William Mayland, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Mayland responded to questions from Commissioner Palatiello regarding the changes in the Zoning Ordinance concerning the items allowed to be sold at a quick service food store since the original approval of the proposed use.

In response to a question from Commissioner Palatiello, Mr. Mayland explained that the applicant had proffered a contribution to the Park Authority at the Park Authority's request. Ms. Kristen Abrahamson, ZED, DPZ, agreed that requests for park donations were normally associated with residential development. She added, however, that the Park Authority did not seem to have a clear policy on this matter since such requests were sometimes, but not always, also included in commercial applications.

Ms. Travesky explained that the applicant had offered to provide a bench and a trash receptacle for the convenience of the elderly residents of nearby Kendrick Court who might be customers of the proposed use. She added that when the Park Authority requested a donation, the applicant suggested that the bench and trash receptacle be counted towards that contribution.

Commissioner Palatiello asked if Ms. Travesky would agree to a change in Proffer Number 2 to add the words: "for improvement to a park facility in the Hunter Mill District in the vicinity of the site." Ms. Travesky concurred.

Ms. Travesky continued her presentation, noting that the applicant would comply with the regulations established by the Health Department under the definition of "Limited Food Preparation for Service Stations." She added that it was not the applicant's intent to rent

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or sell videos or video machines and would be willing to add a proffer to that effect. She concluded by stating that the Hunter Mill Land Use Task Force strongly supported the application.

In response to questions from Commissioner Palatiello, Mr. Mayland explained, and Ms. Travesky confirmed, that the hours of operation outlined in Condition Number 24 were those currently in effect and that no changes were proposed.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Palatiello for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-95-H-049, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH PROFFER NUMBER 2 REVISED TO INSERT AFTER THE WORDS "FAIRFAX COUNTY PARK AUTHORITY," "FOR IMPROVEMENT TO A PARK FACILITY IN THE HUNTER MILL DISTRICT IN THE VICINITY OF THE SITE."

Commissioners Kelso and Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioner DuBois not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-95-H-066, SUBJECT TO THE EXECUTION OF PROFFERS (sic) CONSISTENT WITH THOSE CONTAINED IN APPENDIX 2 OF THE STAFF REPORT, AND SUBJECT TO THE BOARD'S APPROVAL OF PCA-95-H-049, WITH A MODIFICATION TO CONDITION NUMBER 21 TO READ AS FOLLOWS: "THERE SHALL BE NO SALE OF ALCOHOLIC BEVERAGES, NOR MARKETING OF VIDEO TAPES OR VIDEO MACHINES ON THE SITE."

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioner DuBois not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A REAFFIRMATION OF THE MODIFICATION OF

THE TRANSITIONAL SCREENING REQUIREMENTS TO THE SOUTH AND EAST OF THE SITE.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioner DuBois not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A REAFFIRMATION OF THE WAIVER OF THE BARRIER REQUIREMENTS TO THE SOUTH AND EAST.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioner DuBois not present for the vote; Commissioner Harsel absent from the meeting.

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RZ/FDP-2000-MD-048 - PULTE HOME CORPORATION - Appls. to rezone from R-C, R-1 & WS to PDH-2, R-C & WS to permit residential development at a density of 1.9 du/ac & approval of the conceptual & final development plans on property located on the N. & S. sides of Compton Rd., approx. 750 ft. S.E. of its intersection w/Rock Brook Dr. on approx. 15.01 ac. Comp. Plan Rec: Residential 1-2 du/ac & Residential 1-.2 (parcel 6). Tax Map 74-2((1))4, 5 & 6. SULLY AND SPRINGFIELD DISTRICTS. PUBLIC HEARING.

Ms. Inda Stagg, a planner with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated December 18, 2000. There were no disclosures by Commission members.

Mr. William Mayland, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Stagg explained that the subject property consisted of two sections separated by Compton Road and that development would take place on the north portion only, with the southern portion being preserved as open space. She added that 26 single family detached units were planned, resulting in an overall density of 1.73 dwelling units per acre. She noted that this density was compatible with surrounding properties and represented appropriate infill development. She stated that a 100 foot conservation easement was proposed along the subject property's Compton Road frontage as recommended in the Comprehensive Plan and that a similar conservation easement and tree save area, ranging in width from 25 feet to 45 feet, was proposed around

the property's periphery. Ms. Stagg explained that the applicant planned a reverse frontage project with no access to Compton Road. She concluded by noting that the Western Fairfax County Citizens Association (WFCCA) supported the application.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Mr. John Waldrop, 7500 Weymouth Hill Road, Clifton, representing the Balmoral Greens Homeowners Association, expressed concern about the increase in traffic that this new subdivision would bring and suggested that perhaps a traffic signal at the intersection of Compton and Union Mill Roads might be warranted in the future. He added that Balmoral Greens should be included if sewer service became available along Compton Road.

Chairman Murphy noted that the sewer situation in the area was the result of a lengthy court case that effectively limited sewer service in the Occoquan Watershed.

Commissioner Koch commented that the decision to install a traffic signal would be made by the Virginia Department of Transportation.

Mr. Ernest DeConti, 6712 Bunkers Court, Clifton, spoke in opposition to the application. He cited density, small lot sizes and loss of trees as his main objections.

In response to questions from Commissioner Byers, Mr. DeConti stated that his subdivision, Union Mill Estates, was immediately east of the subject property and had much larger lots than those proposed by this application. He acknowledged, however, that the lot sizes on properties north and west of the subject site were similar to those proposed.

Commissioner Koch pointed out that staff, using the Comprehensive Plan and the Zoning Ordinance in its evaluation, had found this project acceptable. He added that although no buffer was required between two developments of identical zoning, the applicant had provided a 25- to 45-foot buffer along the east, north and west boundaries and a 100-foot buffer along the southern boundary adjacent to Compton Road.

In response to questions from Commissioner Alcorn, Mr. DeConti stated that the average lot size in Union Mill Estates was approximately 32,000 square feet.

Mr. Michael Kimmitt, 6713 Bunkers Court, Clifton, stated that the lots in Union Mill Estates ranged from 17,000 to 53,000 square feet in size. He also expressed his opposition to the application. He said the proposal was out of character with the neighborhood and that a lower density would be more compatible.

In response to questions from Commissioner Koch, Mr. Mayland explained that Union Mill Estates consisted of 12 lots, with the 6 westernmost lots zoned R-2 and the 6 easternmost lots zoned R-1. Ms. Kristen Abrahamson, ZED, DPZ, further explained that the R-2 portion had been the subject of a rezoning application and the R-1 portion had been developed by right.

In response to questions from Commissioner Alcorn, Mr. Mayland said that the average lot size in the proposed development would be 12,900 square feet.

Mr. James Katcham, 6410 Sutler Store Court, Centreville, representing the WFCCA, spoke in support of the applications, based on the applicant's agreement with the following conditions:

- adherence to the hours of construction activity outlined in Proffer 7A;
- no use of popsicle-type signs to market the property;
- installation of one entrance sign rather than two; and
- no installation of public grills in the community open space.

In response to a question from Commissioner Hall, Mr. Katcham said he had no objection to referring to the popsicle-type signs as simply temporary signs. He added that whatever they were called, the community was opposed to their use.

Ms. Virginia Liddle, 6703 Bunkers Court, Clifton, spoke in opposition to the application. She said the new development would be incompatible with the adjacent Union Mill Estates.

Ms. Laura Derby, 6809 Marleigh Court, Clifton, was also opposed to the application. She said the proposed new subdivision was too dense.

Ms. Patricia Blackwell, 13850 Compton Road, Clifton, stated that she was the current owner of the subject property. She spoke about her involvement in other land use cases in the last 23 years. She said that, from her experience, the applicant's proposal was an appropriate use for the site. She commented on the amount of tree save proposed, noting that, as pointed out by Commissioner Koch, no buffer was required. Ms. Blackwell said that Pulte was a reputable developer and complimented DPZ staff for their work on this application.

There being no further speakers, Chairman Murphy called upon Ms. Stagg for a rebuttal statement.

Ms. Stagg explained that the lot sizes in the proposed development were somewhat smaller so that more trees could be saved.

In response to questions from Commissioner Smyth, Ms. Stagg explained that a Phase I archeological study had been done to determine if there were any Civil War artifacts on the subject property, but none had been found to date.

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There being no further comments or questions from the Commission and Mr. Mayland having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-MD-048 AND THE CONCEPTUAL AND GENERALIZED DEVELOPMENT PLANS, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH THE UNDERSTANDING THAT THERE WILL BE FOUR AMENDMENTS TO THOSE PROFFERS THAT THE APPLICANT AGREED TO TONIGHT.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Smyth abstaining; Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-MD-048, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF RZ-2000-MD-048 AND THE CONCEPTUAL AND GENERALIZED DEVELOPMENT PLANS.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Smyth abstaining; Commissioner Harsel absent from the meeting.

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The meeting was adjourned at 10:53 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: October 18, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission